



# CITY OF BRUNSWICK

1 W. Potomac Street • Brunswick, Maryland 21716 • (301) 834-7500

## **Brunswick Planning Commission Minutes August 25, 2008**

**Commission Members Present:** Vice Chair Connie Koenig, Secretary Walt Stull - Council Liaison, Don Krigbaum, and Ellis Burruss, Alternate.

**Staff Present:** Planning & Zoning Administrator Bruce Dell and Development Review Coordinator James Castle.

Vice Chair Koenig called the meeting to order at 7:00 PM.

### **Chair**

Ms. Koenig stated that the night's events were being televised and recorded.

Ms. Koenig asked all those in attendance who were going to speak to rise and be sworn in.

### **Minutes**

Mr. Dell reviewed a proposed addition to the minutes of April 28, 2008. The corrected minutes of the April 28, 2008 meeting were approved. (MOTION by Mr. Burruss and seconded by Mr. Stull; unanimously passed.)

**VOTE: Yea 4 Nay 0**

Ms. Koenig read a prepared statement regarding the Brunswick Fire Company ATF License application and her reasons for voting in the negative on the issue. Ms. Koenig requested this statement be attached to the April 28, 2008 meeting minutes. Mr. Burruss motioned to attach the statement to the minutes. Mr. Krigbaum seconded the motion.

**VOTE: Yea 3 Nay 1 (Mr. Stull)**

Mr. Stull stated that the timing of the statement was inappropriate and the Fire Company was not present to represent themselves at the meeting.

### **Zoning Administrator**

Mr. Dell stated that we received one application for the vacant Planning Commission position. After a review and recommendation from the Mayor, the appointment could take place at the September 22, 2008 Mayor and Council meeting.

### **Old Business**

There were no old business items.

**Zoning – Site Plans – Approval**

**Property of Jean Manning – Request for Site Plan Approval for proposed mixed use, located at 201 & 203 East Potomac Street. Zoning Classification B-3; Water and Sewer Classification W-1 & S-1; BR-SP-08-04-SP**

James Castle presented a staff report (attached). Staff recommended approval of the site plan with the following conditions:

1. Fire Marshal must inspect chemical storage area and report forwarded to Staff.
2. Any required action from the Office of Life Safety must be completed to Staff's recommendation before issuance of Zoning Certificate.
3. Fire Company must be supplied with MSDS information. That information must be copied to Staff before issuance of Zoning Certificate.
4. Applicant bound by their testimony.
5. Applicable Agency Comments.

Ms. Koenig requested clarification of what a MSDS is. Mr. Castle stated that MSDS (Material Safety Data Sheets) contain information relating to material hazards and flammability.

Mr. Krigbaum requested further information as to why the property would not need to be sprinkled. Mr. Castle informed the Commission that the Office of Life Safety stated that since the mix use was pre-existing the property was grandfathered from the sprinkler requirement.

Mr. Nick Petti, Green Brands, LLC, trading as EnviroTech testified on behalf of the applicant.

Mr. Petti clarified that Envirotech is trade name under Green Brands, LLC.

Mr. Burruss asked where the company is currently operating. Mr. Petti stated that they have an office in Ranson, WV, Stephens City, VA, North Carolina and Winchester, VA.

Mr. Burruss asked what kind of chemicals are stored and in what quantity. Mr. Petti stated that the company uses pesticides in very minimal quantities, a few gallons of concentrated material.

Mr. Petti clarified what kind of pesticides the company uses.

Ms. Koenig asked if the applicant was concerned that the property did not need to be sprinkled. Mr. Petti stated that he was not concerned and felt the building was adequate.

Mr. Stull asked how many employees are to be in the office on a normal day. Mr. Petti said two.

Mr. Stull requested that they do not throw butts in the streets. Mr. Petti stated that he also requests they not throw butts in the street and will continue to remind his workers.

Mr. Krigbaum asked if there were a fire is there any significant safety concerns due to the chemicals. Mr. Petti stated that there was no more risk than average household chemicals and his chemicals are stored in low quantities.

Mr. Burruss asked how a one-gallon spill would be cleaned up. Mr. Petti stated that he would use special clean up measures to contain the spill and he is required to notify the USDA of the spill.

Mr. Stull asked if the company was moving towards the use of “green” chemicals. Mr. Petti updated the Commission on the company’s “Green” initiatives.

Mr. Daugherty entered the meeting at 7:20.

Mr. Krigbaum asked about chemical inspection. Mr. Petti stated that he is inspected about once a year.

John Shaffer, 209 East Potomac Street, was sworn in. Mr. Shaffer questioned the parking. Mr. Petti stated that he just received three new vehicles and has yet to dispose of three old vehicles and the contractors working on the property are taking up space. Mr. Petti feels that once these issues are corrected parking should be normal and only two vehicles are near the building overnight.

Ms. Koenig complemented the applicant on the siding.

Mr. Burruss motioned to approve the site plan with staff’s recommendations. Mr. Stull Seconded the Motion.

**VOTE: Yea 5 Nay 0**

**Zoning- Preliminary Plan** **Re-Approval**  
**Brunswick Crossing, LLC Preliminary Plan. Request for extension of expired plan**  
**with no changes proposed. BR-PUD-03-01-PIII-PP**

Bruce Dell reviewed a staff report (attached).

Staff recommended re-approval of the preliminary plan with the following conditions:

1. In accordance with Staff Report
2. Applicant is bound by their testimony
3. All original twenty eight (28) staff recommendations continue to apply as a condition of re-approval

Mr. Dan Snyder, Brunswick Crossing, LLC represented the applicant.

Mr. Snyder stated that the project is progressing, though not at the rate that was first anticipated.

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Mr. Krigbaum asked if any new requirements applied to the project. Mr. Dell responded that there were none.

Ms. Koenig asked if the re-approval would be valid for another three years. Mr. Dell informed her that was correct.

There was no public comment on this subject.

Mr. Krigbaum motioned to grant re-approval. Mr. Stull seconded the motion.

**VOTE: Yea 5 Nay 0**

**2009 Submission, Posting, TAC Meetings, and Resubmission of items for Planning Commission Action. Approval**

Mr. Dell presented the proposed schedule.

Mr. Burruss motioned for approval of the schedule. Mr. Daugherty seconded the motion.

**VOTE: Yea 5 Nay 0**

**Election of Officers**

Mr. Dell managed the election of officers. Mr. Dell reviewed the election procedures.

Mr. Dell requested three times, a nomination for Chair. Mr. Burruss nominated Ms. Koenig. No other nominations were presented.

**VOTE: Yea 5 Nay 0**

Ms. Koenig was elected Chair.

Mr. Dell requested three times, a nomination for Vice Chair. Ms. Koenig nominated Mr. Krigbaum for the position of Vice Chair. No other nominations were offered.

**VOTE: Yea 5 Nay 0**

Mr. Krigbaum was elected Vice Chair.

Mr. Dell requested three times, a nomination for Secretary. Mr. Krigbaum nominated Mr. Stull for the position of Secretary. No other nominations were offered.

**VOTE: Yea 5 Nay 0**

Mr. Stull was elected Secretary.

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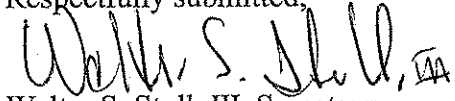
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**Public Comment:**

No one wished to address the Commission

The meeting adjourned at 7:35 pm

Respectfully submitted,



Walter S. Stull, III, Secretary